



Feltrim Avenue, Exeter, EX2 4RP

Guide Price: £500,000

Offered to the market for the first time in fifty years, this fantastic 1930s semi-detached house has tremendous potential being located on a quiet no through road in the highly sought after area of St Leonards. The property benefits from fantastic views, large private rear garden, single garage and off-road parking. No

Winkworth

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Description

The lovely family home has made it the market for the first time on over fifty years. The property offers a rare opportunity to purchase and good size family home with a large garden, off-road parking and garage on a quiet no through road within the desirable area of St Leonards

Ground floor:

Hallway leading into:

Sitting room/dining room: Large open plan living space, large bay window overlooking the front aspect, window overlooking the rear aspect, door leading into the private rear garden, carpet flooring, two radiators, and picture rails

Kitchen: Wooden wall and base storage units with roll top work surfaces, fitted four ring gas hob, double eye level oven, and stainless steel sink/drainage. Further space for a standalone fridge freezer, washing machine and dishwasher in the utility area. Window overlooking the side aspect and radiator.

First floor:

Bedroom One: Large double bedroom, bay window overlooking the front aspect, triple fitted wardrobe, carpet flooring and radiator.

Bedroom Two: Further double bedroom, picture window with lovely views to the rear, carpet flooring and radiator.

Bedroom three: Good size bedroom, carpet flooring and radiator.

Bathroom: Large walk in shower, wash basin and window overlooking the rear aspect. Separate W/C.

Outside:

A well presented and sizeable rear garden which is mostly laid to lawn and stocked with multiple mature shrubs and plants.

The end of the shared driveway was used by the previous owner as an off-road parking space. Single garage.

Agents note:

The property offers tremendous potential for redecoration and expansion through a loft conversion. Many other properties on the road have completed a loft conversion providing a fourth and another double bedroom, ensuite and stunning views.

Location:

Feltrim Avenue is a quiet no through road located within the heart of the highly sought after residential area of St Leonards, widely considered as the most attractive and convenient area of the city, due to its fantastic state and public schools including St Leonards primary, Exeter school, Maynards and Isca academy. The area also boasts brilliant local amenities, independent shops and close proximity to Exeter city centre.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.



At a glance...

- Prime St Leonards location
- Three bedrooms
- Open plan living area
- Off-road parking
- Single garage
- Large rear garden
- Stunning views
- No onward chain
- Huge potential

PROPERTY INFORMATION:

Freehold

Council tax Band: D

Mains electric, gas, water and drainage.

Broadband: Ultrafast Broadband is available (checked on openreach) with fibre to the cabinet.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

Feltrim Avenue, Exeter, Devon, EX2

Approximate Area = 1092 sq ft / 101.4 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1208 sq ft / 112.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1078919



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			82
C (69-80)			
D (55-68)		57	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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